

March 28, 2024

PINE PLAINS ZONING BOARD OF APPEALS MINUTES

Tuesday, March 26, 2024, 7:30 PM

In-person and Zoom

IN ATTENDANCE: Scott Chase, Chairman, Carl Baden, Michael O'Neill,  
Marie Stewart, Amanda Zick

ABSENT: Chris Wyant, Alternate

ALSO PRESENT: Ed Casazza, Town ZEO, in-person  
Ed Casazza (DERT LLC), Applicant, via Zoom

Scott Chase opened the meeting at 7:30 with a quorum present.

**Casazza (DERT LLC) Area Variance Public Hearing:** Chase said the variance request is for a property on 36 Briarcliff Lane where an 8-foot-wide two-story front porch previously existed and has since been removed. The applicant would like to replace it with a 10-foot-wide, one-story front porch, two feet closer to the town highway.

Chase opened the public hearing for the Casazza area variance. There was no public comment. Chase asked for a motion to close the public hearing, motion by Zick, second by Baden, all in favor, motion carried.

Chase then went over the resolution (see attached). Chase asked for a motion to approve the resolution, motion by Stewart, second by O'Neill, all in favor, motion carried.

**Approval of the February Meeting Minutes:** Motion by Zick to approve the February meeting minutes, second by Stewart, all in favor, motion carried.

Motion to adjourn at 7:45PM by O'Neill, second by Baden, all in favor, motion carried.

March 28, 2024

Respectfully submitted by:

Tricia Devine  
Secretary

Scott Chase  
Chairman

**WHEREAS**, The Town of Pine Plains Zoning Board of Appeals is in receipt of an area variance application from Ed Casazza (DERT LLC) for property located at 36 Briarcliff Lane , Town of Pine Plains, Dutchess County, Tax Map ID#6871-00-287492, to allow the replacement of a two-story porch with a one-story porch that will be two feet closer to the front property line.

**WHEREAS**, the Zoning Board of Appeals has reviewed the subject variance request #1-2024, submitted by Ed Casazza (DERT LLC), and

**WHEREAS**, after review of the application including: review of the Town habitat map, a site inspection and a legally noticed public hearing held on March 26th, 2024, and

**WHEREAS**, this action does not require referral to the Dutchess County Department of Planning and Development and

**WHEREAS**, the proposed action is a Type II action under SEQRA and by law is not considered to have significant impact on the environment and no further environmental review is required, and

**WHEREAS**, the lot and house were existing prior to the enactment of Zoning, and

**WHEREAS**, the Board finds that it is not unreasonable to increase the dept of the porch by two feet and the new one-story porch will be more in keeping with the character of the homes in the neighborhood, and

**WHEREAS**, the variance requested is not substantial for the neighborhood and the proposed building and setback will not be out of character with the neighborhood as other homes have one story front porches with similar front yard setbacks, and

**WHEREAS**, there were not concerns expressed by the neighbors, and

**WHEREAS**, this lot was created and the house was constructed prior to the adoption of the Zoning Law and hence any hardship was not self created, and

**NOW THEREFORE BE IT RESOLVED** that based upon the preceding findings, the Zoning Board of Appeals of the Town of Pine Plains

hereby grants the application for a variance to the requirements found in the Schedule of Bulk Regulations, Table B, allowing the front porch to be constructed with a front yard setback of not more than two feet closer to the front property line.

On a motion by Stewart, second by O'Neill

Scott Chase	Aye
Carl Baden	Aye
Marie Stewart	Aye
Michael O'Neill	Aye
Amanda Zick	Aye
Chris Wyant, Alternate	Absent

The resolution was thereupon duly adopted this 26th day of March, 2024.

Scott Chase, Chairman

Tricia Devine, Secretary